

IN THE CIRCUIT COURT FOR THE STATE OF OREGON FOR
THE COUNTY OF KLAMATH

THE BANK OF NEW YORK MELLON FKA THE BANK OF
NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE
LOAN TRUST 2005-45 MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-45

Court Number 1500443CV

Sheriff Number F17-0165

VS.

Plaintiff(s)

SHERIFF'S NOTICE OF SALE
REAL PROPERTY

MICHELLE PLEVEL; SHANE SHAFER; RUNNING Y
RANCH RESORT OWNER'S ASSOCIATION; SOUTH
VALLEY BANK & TRUST NKA SIXTH STREET BRANCH;
AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY
RIGHT, TITLE, LINE, OR INTEREST IN THE PROPERTY
DESCRIBED IN THE COMPLAINT HEREIN

Defendant(s)

On 01/24/2018 at 10:00 AM, I will sell at public auction, located at 3300 VANDENBERG ROAD,
KLAMATH FALLS, OREGON 97603 to the highest bidder for cash (NOTE - the plaintiff may bid up to the
judgment amount without presenting cash), the following described Real Property located in Klamath
County, Oregon, to wit:

LOT 339, RUNNING Y RESOT, PHASE 4, SECOND ADDITION, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY OREGON
APN:

COMMONLY KNOWN AS: 5042 CORMORANT LOOP, KLAMATH FALLS, OR 97601

THIS PROPERTY IS SUBJECT TO REDEMPTION.

BEFORE BIDDING AT THE SALE A PROSPECTIVE BIDDER SHOULD INDEPENDENTLY INVESTIGATE:

- (A) THE PRIORITY OF THE LIEN OR INTEREST OF THE JUDGEMENT CREDITOR;
- (B) LAND USE LAWS AND REGULATIONS APPLICABLE TO THE PROPERTY;
- (C) APPROVED USES FOR THE PROPERTY;
- (D) LIMITS ON FARMING OR FOREST PRACTICES ON THE PROPERTY;
- (E) RIGHTS OF NEIGHBORING PROPERTY OWNERS; AND
- (F) ENVIORNMENTAL LAWS AND REGULATIONS THAT AFFECT THE PROPERTY.

Said sale is made under Writ of Execution issued out of the Circuit Court of the State of Oregon
for the County of Klamath. Writ of Execution dated 08/08/2017

First Publication Date: 12/23/2017

Chris Kaber, Sheriff
Klamath County, Oregon

Last Publication Date: 01/20/2018

By _____
Deputy

NOTE: Sales conducted at the Sheriff's office are handicapped accessible. Accommodations will be made
for those with handicaps when sales are held at other locations, whenever possible . Persons
needing materials in alternate format or communications access need to contact this office at
541-883-5130 at least 48 hours prior to the sale. For TDD access, contact the ADA coordinator at
541-883-4296.